

**Beaver County
Planning & Zoning Commission
September 15, 2020
6:30p.m.**

Minutes

Attendance: Drew Coombs- Chairman, Don Noyes, Karianne Jarvis, Bryan Graham, Brady Bradshaw, Jared Gillins representing the Zoning Department, Von Christiansen as Attorney and Kyle Blackner as Zoning Administrator. Kolby Blackner & Brandon Yardley were not in attendance.

Visitors: Gosia Skowron, Joe Moore & Christopher Katis

Called to Order at 6:32 p.m.

MINUTES:

A prayer was offered by Karianne Jarvis and the Pledge of Allegiance was led by Drew Coombs. Minutes from the Aug. 18, 2020 meeting were reviewed. Karianne Jarvis made a motion to approve the minutes. Bryan Graham seconded the motion. Don Noyes voted for, thus the motion passed unanimously.

CONDITIONAL USE PERMIT:

Joseph Moore, representatives from Energy & Geoscience Institute at the University of Utah came before the board seeking a Conditional Use Permit to drill an 11,000 ft. long and 8500 ft. deep deviated well, a 7500 ft. seismic monitoring well, a 7500 ft. test well, three boreholes for seismic monitoring & temporary housing in Sec. 32, T26S, R7W in a Multiple Use-20 (MU) District, 10 miles north of Milford located on SITLA Land. Mr. Moore provided a brief overview of their last project, the test well that was drilled several years ago, that awarded them the funding for this current project. He then specified how the drilling, seismic activity and water/steam would be used to create the desired results. This is the next phase of The Utah Frontier Observatory for Research in Geothermal Energy (FORGE) project and has been funded through 2024. After that time if the project is not continued by private developers, the wells will likely be plugged and abandoned, and the ground regraded at the conclusion of the project. A large drill rig will be operating 24 hours a day, roads have been graded and a drill pad will be constructed. About 25 employees will live on site in temporary housing while an additional 12 people will be providing services including cleaning and sewage removal, trucking of potable water, earthwork, guards, fuel, rental of storage containers, food and supplies which will be procured locally. They anticipate the cost of drilling and support services for this phase to be approximately \$28 million, while the cost of the entire project for research and operational activities to be about \$190 million. Permits and clearance have been given from all state agencies, an electric distribution line was constructed at the joint expense of Smithfield Foods and Forge and water for drilling will be purchased from Milford City. Mr. Moore anticipates that Beaver County will benefit tremendously from this project as both the country and the world will be monitoring the findings and success of this new energy producing endeavor.

Brady Bradshaw joined the meeting at 7:12pm.

Don Noyes inquired about the amount of materials that would be put into our local landfill, as he felt they were nearly at capacity with other current construction projects. Mr. Moore stated that materials will be minimal, that he anticipates a few dumpsters on site for the benefit of those staying in temporary housing and assured Mr. Noyes that any & all costs for landfill services would be absorbed entirely by the company. Mr. Blackner inquired about the temporary housing facilities. Mr. Moore stated that they were prefab units with sleeping quarters and office space, that additionally facilities will be on site for restrooms and all waste will be taken offsite. Board members and the applicant reviewed the conditions that were imposed on the applicant's previous permit. After some brief discussion, Zoning Administrator, Kyle Blackner, suggested we edit condition # 9 to read perimeter fencing around well heads, rather than the entire project, and that condition # 10 would not be applicable for this permit. Brady Bradshaw made a motion to recommend the County Commission approve the CUP with the discussed draft changes to the imposed conditions. Mr. Blackner stated that we would need to add temporary housing as an added use of the permit, as it requires a Conditional Use Permit. Don Noyes seconded the motion. Bryan Graham and Karianne Jarvis voted for, thus the motion passed unanimously.

AGRICULTURAL DEFINITIONS:

Next, board members reviewed our proposed "agriculture" definition. Over the past few months, while discussing if we should add additional agricultural definitions/uses and reviewing the current ones, it became a concern/question if we need additional language to clarify the current definition. Mr. Blackner shared a draft suggestion from Brandon Yardley, who was not able to be in attendance. Board members inquired if additional language will be helpful or potentially hurtful and if it is better to leave the definition as it is. After further discussion, Chairman, Drew Coombs, suggested that we leave the "Agriculture" definition as it is, and make any additional change to the "Agricultural Industry Or Business" definition. He and Mr. Blackner came up with the suggestion that after egg production, we add "maintenance and repair of agriculture related equipment". Brady Bradshaw was excused from the meeting at 8:00 pm.

Although board members in attendance felt that this was a good solution, they felt we should send the draft to all board member for review and discussion. Don Noyes made a motion to table this item until the next meeting. Bryan Graham seconded the motion. Karianne Jarvis voted for, thus the motion passed unanimously.

WORK MEETING:

As two board members were absent, the board member training was postponed until the October meeting, which will be moved to the 4th Tuesday, due to the Harvest Holiday.

Don Noyes made the motion to adjourn. Karianne Jarvis seconded the motion. Bryan Graham voted for, thus the motion passed unanimously.

The meeting concluded at 8:05 p.m.

Minutes approved on _____.

Drew Coombs- Chairman